US Peace Corps in the Kyrgyz Republic announces a tender for a long-term rental house with the same requirements as listed below. Long-term rental refers to 1 initial year plus 4 option years for a total of 5 years rent (renewable).

Preference will be given to properties that meet the following criteria.

**MINIMUM REQUIREMENTS:**

1. Property will be located in the southern part of Bishkek (**Gorkiy/Bakayeva/A. Masaliev/Baityk Batyr)** with easy access to the city center.
2. Home should have 3-4 bedrooms plus a living room, dining room, kitchen, and include 2-3 full bathrooms.
3. Usable square footage, not including storage or hallways - no more than 210m2
4. Driveway and covered parking area or garage for 1 large vehicle (Example: Toyota Land Cruiser).
5. A fenced/walled perimeter around the home or homes located in a walled housing complex.

**GENERAL PROPERTY CRITERIA**

* Dedicated laundry area with water and electrical hookups for 1 (one) European style washer and dryer.
* Homes where each living room or bedroom has two ways out either a door or window which meet United States Government fire escape requirements as listed below.

1. Homes with openable windows in each bedroom and living room that are at least 51cm wide x 61cm high meet this requirement.
2. Alternatively, rooms without a window may have a secondary exit such as a door, hallway, or secondary stairway that lead out of the building.

* Homes should be built to local seismic code based on the seismic zone they are located in. Points will be given to homes that can show proof that they were built to these standards.
* Garage doors and gates should have a way of manually opening in case of a power failure.
* Homes should be free of asbestos and lead paint.
* Homes with a front and back door will be given additional points.
* Points will be given to homes with integrated fire alarm systems or sprinkler systems.
* Homes without basements are preferable due to the high levels of seismic activity in Kyrgyzstan.
* Homes with basements should have a secondary means of exit as listed in point (7) in each living/bed room located at basement level.
* Homes located 150m away from major roadways, fuel stations and other sources of air pollution will receive additional points.
* Points will be given to homes with staircases and railing that meet International Residential Code Chapter 3 and International Building Code Chapter 10. Railings should be 107cm or more from floor/grade. Handrails on stairs must be between 86-91 cm from the nose of the step. Railings should be installed on all surfaces that have a fall of more than 76cm, stairs and guardrails should not have an opening that allows a 10cm sphere to pass through it. If the current home does not meet these requirements the landlord should be willing to modify the railings and stairs before occupancy.

**UTILITIES AND APPLIANCE CRITERIA**

* Electric heating with the ability for the occupant to change the temperature without tools and using a control panel or rheostat.
* Homes should have air conditioning installed in all living and bedrooms, or the landlord is willing to install air conditioning in the home prior to lease signature.
* If the unit has central gas the home must have an accessible gas shutoff valve that can be utilized by the occupant.
* Pre-installed lines for phone, internet, cable, satellite television, or the ability for these items to be installed by the landlord before signature of lease.
* Leased house will be supplied with certain basics as per PC request, as necessary.
* Property has a backup generator that can fully power the home appliances and heating system. Or the property has space for the installation of a backup generator. Minimum space requirements for generator installation are (5m x7m) preferably located as far from the home as possible.
* Points will be given to homes that have strong cell phone, cable, and satellite signals.
* Points will be given to homes that have newer electrical installations that incorporate Residual Current Devices or Ground Fault Interrupters in all areas located within 6ft of water including outside areas.

**PAYMENT AND LEASE ADMINISTRATION CRITERIA**

* Landlord is willing to sign a US Government Peace Corps provided lease document.
* Lease currency is USD.
* Payment will be provided quarterly by EFT.

1. **Please send us the following:**
2. A short description of the home, neighborhood, amenities, including information about the housing compound if located in a compound.
3. Photos - front and back photos, courtyard photos, interior, gates and driveways, mechanical rooms, appliances, storage/ storage rooms.
4. Room plan layout (Ceiling view if available)
5. Fixed Rental price per month in US$ or in KGS
6. **Decision Making Criteria**

Decisions will be made based on physical inspections, a weighted score based on the property meeting US Government requirements including points listed in this RFP, and negotiations between US Peace Corps and the landlord. Questions and clarifications should be sent tothe **Contracting Officer** to the address [kg01-Procurement@peacecorps.gov](mailto:kg01-Procurement@peacecorps.gov)

Please submit your proposal by **23 July 2021**.